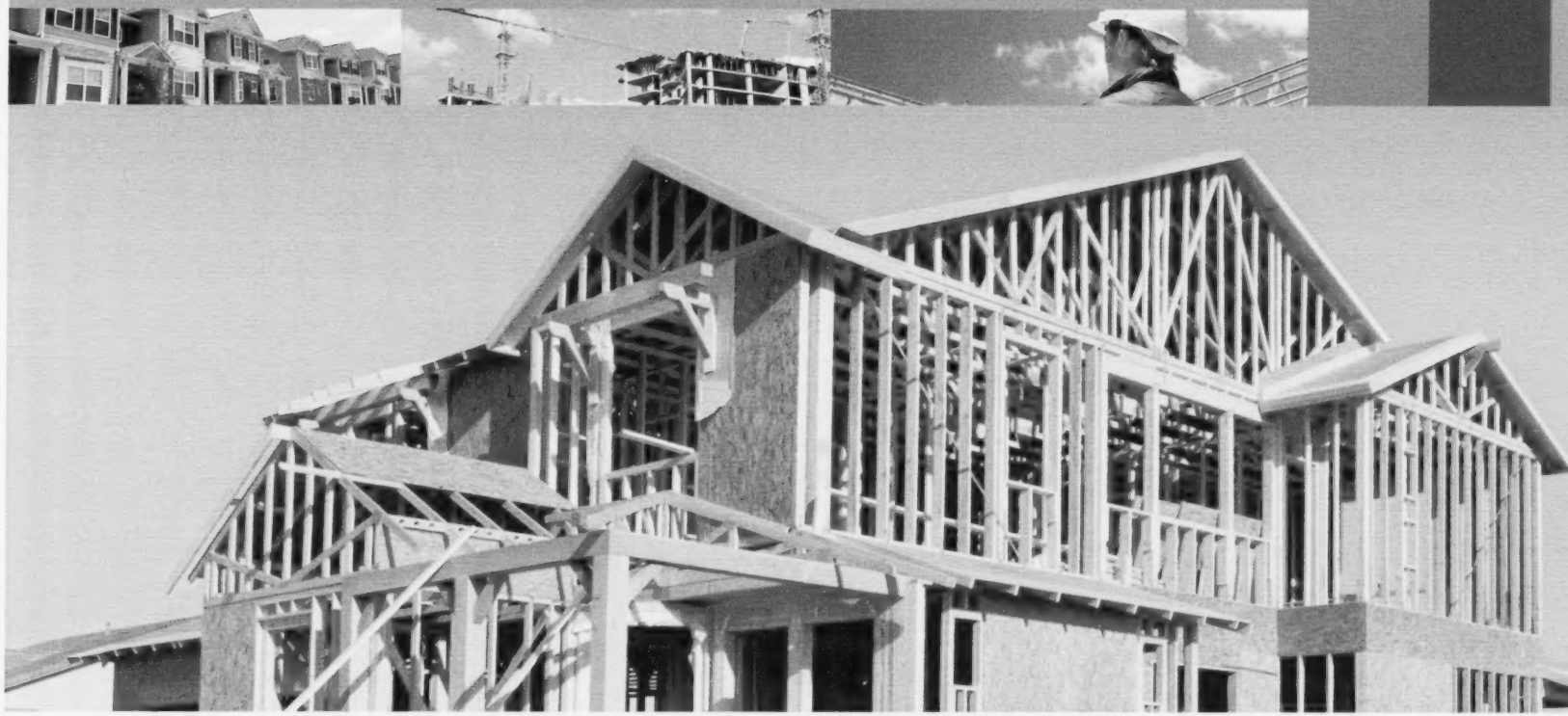
HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Calgary



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Canada

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Calgary Metropolitan Area

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Table 1a - Calgary Metropolitan Area
Housing Starts for the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	26	35	-25.7	48	224	-78.6	74	259	-71.4
East	1	1	0.0	0	0	.	1	1	0.0
North	78	109	-28.4	10	25	-60.0	88	134	-34.3
North East	40	53	-24.5	19	2	850.0	59	55	7.3
North West	14	11	27.3	4	4	0.0	18	15	20.0
South	8	8	0.0	4	14	-71.4	12	22	-45.5
South East	151	146	3.4	20	141	-85.8	171	287	-40.4
South West	14	61	-77.1	13	10	30.0	27	71	-62.0
West	60	50	20.0	16	51	-68.6	76	101	-24.8
Total Calgary City	**392**	**474**	**-17.3**	**134**	**471**	**-71.6**	**526**	**945**	**-44.3**
Airdrie	77	59	30.5	2	63	-96.8	79	122	-35.3
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	6	21	-71.4	9	0	.	15	21	-28.6
Cochrane	18	23	-21.7	6	20	-70.0	24	43	-44.2
Crossfield	0	3	-100.0	0	0	.	0	3	-100.0
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	14	22	-36.4	0	10	-100.0	14	32	-56.3
Total Rural Municipalities	**115**	**128**	**-10.2**	**17**	**93**	**-81.7**	**132**	**221**	**-40.3**
Grand Total	**507**	**602**	**-15.78**	**151**	**564**	**-73.23**	**658**	**1166**	**-43.57**

Table 1b - Calgary Metropolitan Area
Housing Starts: Year-to-Date 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	142	154	-7.8	270	387	-30.2	412	541	-23.8
East	1	17	-94.1	0	0	.	1	17	-94.1
North	500	708	-29.4	258	342	-24.6	758	1050	-27.8
North East	231	267	-13.5	53	2	2550.0	284	269	5.6
North West	54	75	-28.0	83	143	-42.0	137	218	-37.2
South	21	42	-50.0	46	20	130.0	67	62	8.1
South East	793	1205	-34.2	343	448	-23.4	1136	1653	-31.3
South West	161	318	-49.4	30	35	-14.3	191	353	-45.9
West	300	278	7.9	104	131	-20.6	404	409	-1.2
Total Calgary City	**2203**	**3064**	**-28.1**	**1187**	**1508**	**-21.3**	**3390**	**4572**	**-25.9**
Airdrie	371	483	-23.2	58	160	-63.8	429	643	-33.3
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	54	80	-32.5	9	43	-79.1	63	123	-48.8
Cochrane	138	164	-15.9	77	123	-37.4	215	287	-25.1
Crossfield	0	4	-100	0	0	.	0	4	-100.0
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	91	142	-35.9	0	12	-100.0	91	154	-40.9
Total Rural Municipalities	**654**	**873**	**-25.1**	**144**	**338**	**-57.4**	**798**	**1211**	**-34.1**
Grand Total	**2857**	**3937**	**-27.43**	**1331**	**1846**	**-27.9**	**4188**	**5783**	**-27.58**

Table 2a - Calgary Metropolitan Area
Single Family Housing Starts by Zone and House Type: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	16	14	14.3	10	21	-52.4	26
East	0	0	.	0	0	.	0	0	.	1	1	0.0	1
North	0	0	.	0	0	.	14	11	27.3	64	98	-34.7	78
North East	0	0	.	0	0	.	10	17	-41.2	30	36	-16.7	40
North West	0	1	-100.0	0	0	.	5	2	150.0	9	8	12.5	14
South	0	0	.	0	0	.	0	5	-100.0	8	3	166.7	8
South East	2	0	.	0	0	.	22	17	29.4	127	129	-1.6	151
South West	0	0	.	0	0	.	6	14	-57.1	8	47	-83.0	14
West	2	2	0.0	0	0	.	10	11	-9.1	48	37	29.7	60
Total Calgary City	**4**	**3**	**33.3**	**0**	**0**	**.**	**83**	**91**	**-8.8**	**305**	**380**	**-19.7**	**392**
Airdrie	0	1	-100.0	0	0	.	12	8	50.0	65	50	30.0	77
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	1	-100.0	0	0	.	0	7	-100.0	6	13	-53.9	6
Cochrane	0	0	.	0	0	.	1	3	-66.7	17	20	-15.0	18
Crossfield	0	0	.	0	0	.	0	0	.	0	3	-100.0	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	5	3	66.7	0	0	.	6	3	100.0	3	16	-81.3	14
Total Rural Municipalities	**5**	**5**	**0.0**	**0**	**0**	**.**	**19**	**21**	**-9.5**	**91**	**102**	**-10.8**	**115**
Grand Total	**9**	**8**	**12.5**	**0**	**0**	**.**	**102**	**112**	**-8.93**	**396**	**482**	**-17.84**	**507**

Table 2b - Calgary Metropolitan Area
Single Family Housing Starts by Zone and House Type: Year to Date 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	1	0	.	0	0	.	63	61	3.3	78	93	-16.1	142
East	0	0	.	0	0	.	0	10	-100.0	1	7	-85.7	1
North	3	2	50.0	0	1	-100.0	95	211	-55.0	402	494	-18.6	500
North East	0	2	-100.0	0	1	-100.0	76	108	-29.6	155	156	-0.6	231
North West	0	5	-100.0	0	0	.	9	27	-66.7	45	43	4.7	54
South	0	0	.	0	0	.	5	20	-75.0	16	22	-27.3	21
South East	3	8	-62.5	0	2	-100.0	185	453	-59.2	605	742	-18.5	793
South West	0	1	-100.0	0	0	.	31	128	-75.8	130	189	-31.2	161
West	4	6	-33.3	1	2	-50.0	45	111	-59.5	250	159	57.2	300
Total Calgary City	**11**	**24**	**-54.2**	**1**	**6**	**-83.3**	**509**	**1129**	**-54.9**	**1682**	**1905**	**-11.7**	**2203**
Airdrie	2	2	0.0	0	0	.	102	33	209.1	267	448	-40.4	371
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	4	2	100.0	0	0	.	14	11	27.3	36	67	-46.3	54
Cochrane	0	1	-100.0	0	0	.	33	43	-23.3	105	120	-12.5	138
Crossfield	0	0	.	0	0	.	0	1	-100.0	0	3	-100.0	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	30	9	233.3	3	0	.	31	14	121.4	27	119	-77.3	91
Total Rural Municipalities	**36**	**14**	**157.1**	**3**	**0**	**.**	**180**	**102**	**76.5**	**435**	**757**	**-42.5**	**654**
Grand Total	**47**	**38**	**23.68**	**4**	**6**	**-33.33**	**689**	**1231**	**-44.03**	**2117**	**2662**	**-20.47**	**2857**

Table 3a - Calgary Metropolitan Area
Multiple Family Housing Starts by Zone, Type and Tenure: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	36	0	0	0	0	12	12	0	48
East	0	0	0	0	0	0	0	0	0
North	6	0	0	0	4	0	4	0	10
North East	0	0	0	0	19	0	19	0	19
North West	4	0	0	0	0	0	0	0	4
South	4	0	0	0	0	0	0	0	4
South East	20	0	0	0	0	0	0	0	20
South West	2	0	0	0	11	0	11	0	13
West	0	0	0	0	16	0	16	0	16
Total Calgary City	**72**	**0**	**0**	**0**	**50**	**12**	**62**	**0**	**134**
Airdrie	2	0	0	0	0	0	0	0	2
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	5	0	5	0	9
Cochrane	6	0	0	0	0	0	0	0	6
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	**12**	**0**	**0**	**0**	**5**	**0**	**5**	**0**	**17**
Grand Total	**84**	**0**	**0**	**0**	**55**	**12**	**67**	**0**	**151**

Table 3b - Calgary Metropolitan Area
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	160	0	45	45	26	35	61	4	270
East	0	0	0	0	0	0	0	0	0
North	44	0	0	0	142	72	214	0	258
North East	14	0	0	0	27	12	39	0	53
North West	16	0	4	4	0	63	63	0	83
South	24	0	0	0	22	0	22	0	46
South East	110	0	0	0	174	59	233	0	343
South West	8	0	0	0	22	0	22	0	30
West	10	0	0	0	94	0	94	0	104
Total Calgary City	**386**	**0**	**49**	**49**	**507**	**241**	**748**	**4**	**1187**
Airdrie	32	0	0	0	26	0	26	0	58
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	5	0	5	0	9
Cochrane	56	0	0	0	21	0	21	0	77
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Rural Municipalities	**92**	**0**	**0**	**0**	**52**	**0**	**52**	**0**	**144**
Grand Total	**478**	**0**	**49**	**49**	**559**	**241**	**800**	**4**	**1331**

Table 4a - Calgary Metropolitan Area
Housing Completions for the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	13	12	8.3	30	426	-93.0	43	438	-90.2
East	0	3	-100.0	0	0	.	0	3	-100.0
North	71	165	-57.0	30	21	42.9	101	186	-45.7
North East	20	60	-66.7	6	0	.	26	60	-56.7
North West	5	12	-58.3	2	54	-96.3	7	66	-89.4
South	0	5	-100.0	0	0	.	0	5	-100.0
South East	50	71	-29.6	14	37	-62.2	64	108	-40.7
South West	34	30	13.3	0	2	-100.0	34	32	6.3
West	24	27	-11.1	0	175	-100.0	24	202	-88.1
Total Calgary City	**217**	**385**	**-43.6**	**82**	**715**	**-88.5**	**299**	**1100**	**-72.8**
Airdrie	43	125	-65.6	21	34	-38.2	64	159	-59.8
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	7	12	-41.7	0	4	-100.0	7	16	-56.3
Cochrane	21	56	-62.5	45	38	18.4	66	94	-29.8
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	24	36	-33.3	0	0	.	24	36	-33.3
Total Rural Municipalities	**95**	**229**	**-58.5**	**66**	**76**	**-13.2**	**161**	**305**	**-47.2**
Grand Total	**312**	**614**	**-49.19**	**148**	**791**	**-81.29**	**460**	**1405**	**-67.26**

Table 4b - Calgary Metropolitan Area
Housing Completions: Year-to-Date 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	142	116	22.4	275	976	-71.8	417	1092	-61.8
East	8	10	-20.0	4	142	-97.2	12	152	-92.1
North	416	665	-37.4	242	118	105.1	658	783	-16.0
North East	157	387	-59.4	36	28	28.6	193	415	-53.5
North West	34	77	-55.8	92	68	35.3	126	145	-13.1
South	17	36	-52.8	27	0	.	44	36	22.2
South East	647	804	-19.5	237	297	-20.2	884	1101	-19.7
South West	141	252	-44.1	26	634	-95.9	167	886	-81.2
West	192	220	-12.7	98	236	-58.5	290	456	-36.4
Total Calgary City	**1754**	**2567**	**-31.7**	**1037**	**2499**	**-58.5**	**2791**	**5066**	**-44.9**
Airdrie	419	469	-10.7	113	50	126.0	532	519	2.5
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	59	55	7.3	20	39	-48.7	79	94	-16.0
Cochrane	137	182	-24.7	137	161	-14.9	274	343	-20.1
Crossfield	0	0	.	0	2	-100.0	0	2	-100.0
Irricana	0	1	-100.0	0	0	.	0	1	-100.0
MD Rockyview	149	128	16.4	22	2	1000.0	171	130	31.5
Total Rural Municipalities	**764**	**835**	**-8.5**	**292**	**254**	**15.0**	**1056**	**1089**	**-3.0**
Grand Total	**2518**	**3402**	**-25.98**	**1329**	**2753**	**-51.73**	**3847**	**6155**	**-37.5**

Table 5a - Calgary Metropolitan Area
Single Family Housing Completions by Zone and House Type: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	13	12	8.3	0	0	.	13
East	0	0	.	0	0	.	0	3	-100.0	0	0	.	0
North	0	1	-100.0	1	0	.	70	163	-57.1	0	1	-100.0	71
North East	0	2	-100.0	0	1	-100.0	20	57	-64.9	0	0	.	20
North West	0	0	.	0	0	.	5	12	-58.3	0	0	.	5
South	0	0	.	0	0	.	0	5	-100.0	0	0	.	0
South East	0	4	-100.0	0	0	.	49	67	-26.9	1	0	.	50
South West	3	1	200.0	0	0	.	31	29	6.9	0	0	.	34
West	1	1	0.0	0	0	.	23	26	-11.5	0	0	.	24
Total Calgary City	**4**	**9**	**-55.6**	**1**	**1**	**0.0**	**211**	**374**	**-43.6**	**1**	**1**	**0.0**	**217**
Airdrie	1	11	-90.9	0	0	.	42	114	-63.2	0	0	.	43
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	1	1	0.0	0	0	.	6	11	-45.5	0	0	.	7
Cochrane	0	1	-100.0	0	0	.	21	55	-61.8	0	0	.	21
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	8	10	-20.0	0	0	.	16	25	-36.0	0	1	-100.0	24
Total Rural Municipalities	**10**	**23**	**-56.5**	**0**	**0**	**.**	**85**	**205**	**-58.5**	**0**	**1**	**-100.0**	**95**
Grand Total	**14**	**32**	**-56.25**	**1**	**1**	**0**	**296**	**579**	**-48.88**	**1**	**2**	**-50**	**312**

Table 5b - Calgary Metropolitan Area
Single Family Housing Completions by Zone and House Type: Year to Date 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	5	0	.	0	0	.	131	111	18.0	6	5	20.0	142
East	0	0	.	0	0	.	8	10	-20.0	0	0	.	8
North	7	3	133.3	6	4	50.0	399	656	-39.2	4	2	100.0	416
North East	4	7	-42.9	0	12	-100.0	152	368	-58.7	1	0	.	157
North West	1	1	0.0	1	0	.	30	76	-60.5	2	0	.	34
South	1	0	.	0	0	.	16	36	-55.6	0	0	.	17
South East	19	31	-38.7	0	2	-100.0	625	771	-18.9	3	0	.	647
South West	11	6	83.3	3	3	0.0	125	242	-48.4	2	1	100.0	141
West	14	6	133.3	1	1	0.0	164	211	-22.3	13	2	550.0	192
Total Calgary City	**62**	**54**	**14.8**	**11**	**22**	**-50.0**	**1650**	**2481**	**-33.5**	**31**	**10**	**210.0**	**1754**
Airdrie	16	25	-36.0	26	0	.	376	443	-15.1	1	1	0.0	419
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	9	2	350.0	3	0	.	47	53	-11.3	0	0	.	59
Cochrane	7	3	133.3	3	7	-57.1	127	172	-26.2	0	0	.	137
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	1	-100.0	0	0	.	0	0	.	0	0	.	0
MD Rockyview	66	35	88.6	2	1	100.0	81	90	-10.0	0	2	-100.0	149
Total Rural Municipalities	**98**	**66**	**48.5**	**34**	**8**	**325.0**	**631**	**758**	**-16.8**	**1**	**3**	**-66.7**	**764**
Grand Total	**160**	**120**	**33.33**	**45**	**30**	**50**	**2281**	**3239**	**-29.58**	**32**	**13**	**146.15**	**2518**

Table 6a - Calgary Metropolitan Area
Multiple Family Housing Completions by Zone, Type and Tenure: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	22	0	0	0	0	8	8	0	30
East	0	0	0	0	0	0	0	0	0
North	24	0	0	0	6	0	6	0	30
North East	6	0	0	0	0	0	0	0	6
North West	2	0	0	0	0	0	0	0	2
South	0	0	0	0	0	0	0	0	0
South East	8	0	0	0	6	0	6	0	14
South West	0	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0	0
Total Calgary City	**62**	**0**	**0**	**0**	**12**	**8**	**20**	**0**	**82**
Airdrie	2	0	0	0	19	0	19	0	21
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	43	43	0	45
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	**4**	**0**	**0**	**0**	**19**	**43**	**62**	**0**	**66**
Grand Total	**66**	**0**	**0**	**0**	**31**	**51**	**82**	**0**	**148**

Table 6b - Calgary Metropolitan Area
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	130	0	119	119	14	12	26	0	275
East	4	0	0	0	0	0	0	0	4
North	72	0	0	0	140	30	170	0	242
North East	8	0	5	5	23	0	23	0	36
North West	8	0	0	0	0	84	84	0	92
South	8	0	0	0	19	0	19	0	27
South East	92	0	0	0	145	0	145	0	237
South West	8	0	0	0	6	12	18	0	26
West	12	0	0	0	86	0	86	0	98
Total Calgary City	**342**	**0**	**124**	**124**	**433**	**138**	**571**	**0**	**1037**
Airdrie	16	0	0	0	97	0	97	0	113
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	20	0	20	0	20
Cochrane	26	0	0	0	36	75	111	0	137
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	16	0	0	0	6	0	6	0	22
Total Rural Municipalities	**58**	**0**	**0**	**0**	**159**	**75**	**234**	**0**	**292**
Grand Total	**400**	**0**	**124**	**124**	**592**	**213**	**805**	**0**	**1329**

Table 7 - Calgary Metropolitan Area
Housing Under Construction by City Zone for the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	327	247	32.4	2409	2941	-18.1	2736	3188	-14.2
East	2	16	-87.5	6	2	200.0	8	18	-55.6
North	373	560	-33.4	447	458	-2.4	820	1018	-19.5
North East	211	182	15.9	100	7	1328.6	311	189	64.6
North West	65	78	-16.7	422	283	49.1	487	361	34.9
South	28	40	-30.0	46	20	130.0	74	60	23.3
South East	772	1104	-30.1	577	415	39.0	1349	1519	-11.2
South West	152	280	-45.7	123	217	-43.3	275	497	-44.7
West	340	316	7.6	141	196	-28.1	481	512	-6.1
Total Calgary City	**2,270**	**2823**	**-19.6**	**4271**	**4539**	**-5.9**	**6541**	**7362**	**-11.2**
Airdrie	290	396	-26.8	151	191	-20.9	441	587	-24.9
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	51	76	-32.9	15	49	-69.4	66	125	-47.2
Cochrane	104	118	-11.9	122	197	-38.1	226	315	-28.3
Crossfield	0	4	-100.0	0	0	.	0	4	-100.0
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	61	145	-57.9	6	18	-66.7	67	163	-58.9
Total Rural Municipalities	**506**	**739**	**-31.5**	**294**	**455**	**-35.4**	**800**	**1194**	**-33.0**
Grand Total	**2776**	**3562**	**-22.07**	**4565**	**4994**	**-8.59**	**7341**	**8556**	**-14.2**

Table 8 - Calgary Metropolitan Area
Single Family Housing Under Construction by Zone and Type: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	4	3	33.3	2	0	.	222	150	48.0	99	94	5.3	327
East	0	0	.	0	0	.	1	15	-93.3	1	1	0.0	2
North	5	4	25.0	0	1	-100.0	144	179	-19.6	224	376	-40.4	373
North East	0	4	-100.0	0	0	.	122	98	24.5	89	80	11.3	211
North West	3	7	-57.1	0	0	.	33	31	6.5	29	40	-27.5	65
South	0	1	-100.0	0	0	.	10	22	-54.6	18	17	5.9	28
South East	8	16	-50.0	0	0	.	237	581	-59.2	527	507	3.9	772
South West	1	2	-50.0	0	1	-100.0	101	197	-48.7	50	80	-37.5	152
West	15	13	15.4	2	3	-33.3	108	162	-33.3	215	138	55.8	340
Total Calgary City	**36**	**50**	**-28.0**	**4**	**5**	**-20.0**	**978**	**1435**	**-32**	**1252**	**1333**	**-6.1**	**2270**
Airdrie	14	13	7.7	0	4	-100.0	138	210	-34.3	138	169	-18.3	290
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	6	3	100.0	0	0	.	22	20	10.0	23	53	-56.6	51
Cochrane	3	11	-72.7	1	0	.	45	74	-39.2	55	33	66.7	104
Crossfield	0	0	.	0	0	.	0	1	-100.0	0	3	-100.0	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	24	11	118.2	3	0	.	31	21	47.6	3	113	-97.4	61
Total Rural Municipalities	**47**	**38**	**23.7**	**4**	**4**	**0.0**	**236**	**326**	**-27.6**	**219**	**371**	**-41.0**	**506**
Grand Total	**83**	**88**	**-5.68**	**8**	**9**	**-11.11**	**1214**	**1761**	**-31.06**	**1471**	**1704**	**-13.67**	**2776**

Table 9 - Calgary Metropolitan Area
Multiple Family Housing Under Construction by Zone, Type and Tenure: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	278	0	197	197	30	1885	1915	19	2409
East	2	0	4	4	0	0	0	0	6
North	54	0	0	0	213	180	393	0	447
North East	8	0	0	0	76	16	92	0	100
North West	22	0	165	165	3	232	235	0	422
South	24	0	0	0	22	0	22	0	46
South East	110	0	0	0	253	214	467	0	577
South West	20	0	0	0	16	87	103	0	123
West	34	0	0	0	107	0	107	0	141
Total Calgary City	**552**	**0**	**366**	**366**	**720**	**2614**	**3334**	**19**	**4271**
Airdrie	22	0	0	0	78	45	123	6	151
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	11	0	11	0	15
Cochrane	52	0	0	0	38	32	70	0	122
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	6	0	0	0	0	0	0	0	6
Total Rural Municipalities	**84**	**0**	**0**	**0**	**127**	**77**	**204**	**6**	**294**
Grand Total	**636**	**0**	**366**	**366**	**847**	**2691**	**3538**	**25**	**4565**

Table 10 - Calgary Metropolitan Area
Housing Starts by Month: 2010 vs. 2011

Month	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
January	293	413	-29.1	225	101	122.8	518	514	0.8
February	411	545	-24.6	216	198	9.1	627	743	-15.6
March	277	570	-51.4	126	334	-62.3	403	904	-55.4
April	418	642	-34.9	138	267	-48.3	556	909	-38.8
May	501	634	-21.0	206	228	-9.7	707	862	-18.0
June	450	531	-15.3	269	154	74.7	719	685	5.0
July	507	602	-15.8	151	564	-73.2	658	1166	-43.6
August	0	0	.	0	0	.	0	0	.
September	0	0	.	0	0	.	0	0	.
October	0	0	.	0	0	.	0	0	.
November	0	0	.	0	0	.	0	0	.
December	0	0	.	0	0	.	0	0	.
Total	**2857**	**3937**	**-27.4**	**1331**	**1846**	**-27.9**	**4188**	**5783**	**-27.6**

Table 11 - Calgary Metropolitan Area
Housing Completions by Month: 2010 vs. 2011

Month	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
January	333	226	47.4	181	67	170.2	514	293	75.4
February	380	421	-9.7	253	679	-62.7	633	1100	-42.5
March	257	460	-44.1	152	362	-58.0	409	822	-50.2
April	439	550	-20.2	199	101	97.0	638	651	-2.0
May	411	472	-12.9	179	168	6.6	590	640	-7.8
June	386	659	-41.4	217	585	-62.9	603	1244	-51.5
July	312	614	-49.2	148	791	-81.3	460	1405	-67.3
August	0	0	.	0	0	.	0	0	.
September	0	0	.	0	0	.	0	0	.
October	0	0	.	0	0	.	0	0	.
November	0	0	.	0	0	.	0	0	.
December	0	0	.	0	0	.	0	0	.
Total	**2518**	**3402**	**-26.0**	**1329**	**2753**	**-51.7**	**3847**	**6155**	**-37.5**

Table 12 - Calgary Metropolitan Area
Housing Under Construction by Month: 2011 vs. 2010

Month	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
January	2398	3220	-25.5	4796	6193	-22.6	7194	9413	-23.6
February	2429	3344	-27.4	4759	5462	-12.9	7188	8806	-18.4
March	2449	3454	-29.1	4733	5434	-12.9	7182	8888	-19.2
April	2428	3546	-31.5	4472	5600	-20.1	6900	9146	-24.6
May	2518	3708	-32.1	4499	5660	-20.5	7017	9368	-25.1
June	2582	3575	-27.8	4551	5217	-12.8	7133	8792	-18.9
July	2776	3562	-22.1	4565	4994	-8.6	7341	8556	-14.2
August	0	3471	.	0	4762	.	0	8233	.
September	0	3271	.	0	5074	.	0	8345	.
October	0	2955	.	0	5233	.	0	8188	.
November	0	2651	.	0	4863	.	0	7514	.
December	0	2441	.	0	4758	.	0	7199	.

Table 13 - Calgary Metropolitan Area
Single Family Housing Starts by Month and House Type: Year to Date 2011

Month	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
January	2	5	-60.0	0	0	.	46	199	-76.9	245	209	17.2	293
February	3	12	-75.0	1	4	-75.0	115	289	-60.2	292	240	21.7	411
March	5	6	-16.7	3	0	.	51	184	-72.3	218	380	-42.6	277
April	8	1	700.0	0	1	-100.0	126	171	-26.3	284	469	-39.5	418
May	9	4	125.0	0	0	.	137	175	-21.7	355	455	-22.0	501
June	11	2	450.0	0	1	-100.0	112	101	10.9	327	427	-23.4	450
July	9	8	12.5	0	0	.	102	112	-8.9	396	482	-17.8	507
August	0	0	.	0	0	.	0	0	.	0	0	.	0
September	0	0	.	0	0	.	0	0	.	0	0	.	0
October	0	0	.	0	0	.	0	0	.	0	0	.	0
November	0	0	.	0	0	.	0	0	.	0	0	.	0
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	**47**	**38**	**23.7**	**4**	**6**	**-33.3**	**689**	**1231**	**-44.0**	**2117**	**2662**	**-20.5**	**2857**

Table 14 - Calgary Metropolitan Area
Single Family Housing Completions by Month and House Type: Year to Date 2011

Month	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
January	19	8	137.5	9	5	80.0	301	212	42.0	4	1	300.0	333
February	20	12	66.7	22	6	266.7	331	401	-17.5	7	2	250.0	380
March	26	12	116.7	4	3	33.3	223	445	-49.9	4	0	.	257
April	28	20	40.0	4	3	33.3	402	526	-23.6	5	1	400.0	439
May	41	14	192.9	5	1	400.0	362	455	-20.4	3	2	50.0	411
June	12	22	-45.5	0	11	-100.0	366	621	-41.1	8	5	60.0	386
July	14	32	-56.3	1	1	0.0	296	579	-48.9	1	2	-50.0	312
August	0	0	.	0	0	.	0	0	.	0	0	.	0
September	0	0	.	0	0	.	0	0	.	0	0	.	0
October	0	0	.	0	0	.	0	0	.	0	0	.	0
November	0	0	.	0	0	.	0	0	.	0	0	.	0
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	**160**	**120**	**33.3**	**45**	**30**	**50.0**	**2281**	**3239**	**-29.6**	**32**	**13**	**146.2**	**2518**

Table 15 - Calgary Metropolitan Area
Single Family Housing Under Construction by Month and House Type: Year to Date 2011

Month	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
January	57	49	16.3	28	17	64.7	1072	1956	-45.2	1241	1198	3.6	2398
February	52	68	-23.5	13	15	-13.3	1130	2123	-46.8	1234	1138	8.4	2429
March	58	82	-29.3	13	12	8.3	1172	2167	-45.9	1206	1193	1.1	2449
April	74	71	4.2	9	10	-10.0	1254	2008	-37.6	1091	1457	-25.1	2428
May	69	69	0.0	7	11	-36.4	1349	1904	-29.2	1093	1724	-36.6	2518
June	82	72	13.9	7	5	40.0	1248	1695	-26.4	1245	1803	-31.0	2582
July	83	88	-5.7	8	9	-11.1	1214	1761	-31.1	1471	1704	-13.7	2776
August	0	113	.	0	10	.	0	1675	.	0	1673	.	0
September	0	96	.	0	44	.	0	1574	.	0	1557	.	0
October	0	93	.	0	43	.	0	1447	.	0	1372	.	0
November	0	76	.	0	45	.	0	1268	.	0	1262	.	0
December	0	68	.	0	33	.	0	1132	.	0	1208	.	0

Table 16 - Calgary Metropolitan Area
Multiple Family Housing Starts by Month, Type and Tenure: Year to Date - 2011

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	52	0	0	0	77	96	173	0	225
February	58	0	49	49	58	51	109	0	216
March	48	0	0	0	78	0	78	0	126
April	62	0	0	0	72	4	76	0	138
May	90	0	0	0	104	8	112	4	206
June	84	0	0	0	115	70	185	0	269
July	84	0	0	0	55	12	67	0	151
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
Total	**478**	**0**	**49**	**49**	**559**	**241**	**800**	**4**	**1331**

Table 17 - Calgary Metropolitan Area
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date - 2011

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	34	0	0	0	67	80	147	0	181
February	42	0	124	124	76	11	87	0	253
March	56	0	0	0	64	32	96	0	152
April	76	0	0	0	123	0	123	0	199
May	76	0	0	0	103	0	103	0	179
June	50	0	0	0	128	39	167	0	217
July	66	0	0	0	31	51	82	0	148
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
Total	**400**	**0**	**124**	**124**	**592**	**213**	**805**	**0**	**1329**

Table 18 - Calgary Metropolitan Area
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date - 2011

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	576	0	382	382	890	2927	3817	21	4796
February	592	0	332	332	872	2942	3814	21	4759
March	584	0	332	332	886	2910	3796	21	4733
April	570	0	332	332	835	2714	3549	21	4472
May	584	0	332	332	836	2722	3558	25	4499
June	618	0	332	332	823	2753	3576	25	4551
July	636	0	366	366	847	2691	3538	25	4565
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0

Table 19 - Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type
For the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	5	7	-28.6	206	181	13.8	211	188	12.2
East	0	0	.	12	29	-58.6	12	29	-58.6
North	97	69	40.6	44	21	109.5	141	90	56.7
North East	43	42	2.4	6	10	-40.0	49	52	-5.8
North West	13	4	225.0	47	68	-30.9	60	72	-16.7
South	4	4	0.0	1	1	0.0	5	5	0.0
South East	104	101	3.0	28	32	-12.5	132	133	-0.8
South West	30	30	0.0	217	326	-33.4	247	356	-30.6
West	39	24	62.5	59	71	-16.9	98	95	3.2
Total Calgary City	**335**	**281**	**19.2**	**620**	**739**	**-16.1**	**955**	**1020**	**-6.4**
Airdrie	18	24	-25.0	0	2	-100.0	18	26	-30.8
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	5	9	-44.4	0	1	-100.0	5	10	-50.0
Cochrane	30	30	0.0	5	31	-83.9	35	61	-42.6
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	4	3	33.3	0	2	-100.0	4	5	-20.0
Total Rural Municipalities	**57**	**66**	**-13.6**	**5**	**36**	**-86.1**	**62**	**102**	**-39.2**
Grand Total	**392**	**347**	**12.97**	**625**	**775**	**-19.35**	**1017**	**1122**	**-9.36**

Table 20 - Calgary Metropolitan Area
Complete and Unabsorbed Units by Month and Type
Year to Date 2011

Month	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
January	395	374	5.6	753	441	70.8	1148	815	40.9
February	365	384	-5.0	740	520	42.3	1105	904	22.2
March	354	397	-10.8	725	523	38.6	1079	920	17.3
April	382	426	-10.3	710	488	45.5	1092	914	19.5
May	380	436	-12.8	678	442	53.4	1058	878	20.5
June	384	362	6.1	623	697	-10.6	1007	1059	-4.9
July	392	347	13.0	625	775	-19.4	1017	1122	-9.4
August	0	347	.	0	807	.	0	1154	.
September	0	363	.	0	818	.	0	1181	.
October	0	366	.	0	767	.	0	1133	.
November	0	422	.	0	723	.	0	1145	.
December	0	407	.	0	723	.	0	1130	.

Table 21 - Calgary Metropolitan Area
Complete and Unabsorbed Single Units by Zone and House Type
For the Month of: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	5	7	-28.6	0	0	.	5
East	0	0	.	0	0	.	0	0	.	0	0	.	0
North	0	1	-100.0	1	3	-66.7	93	63	47.6	3	2	50.0	97
North East	1	2	-50.0	0	1	-100.0	42	39	7.7	0	0	.	43
North West	0	0	.	1	0	.	10	4	150.0	2	0	.	13
South	0	0	.	0	0	.	4	4	0.0	0	0	.	4
South East	5	6	-16.7	0	0	.	98	95	3.2	1	0	.	104
South West	0	0	.	0	0	.	29	28	3.6	1	2	-50.0	30
West	4	3	33.3	0	0	.	32	21	52.4	3	0	.	39
Total Calgary City	**10**	**12**	**-16.7**	**2**	**4**	**-50.0**	**313**	**261**	**19.9**	**10**	**4**	**150.0**	**335**
Airdrie	2	3	-33.3	0	0	.	16	21	-23.8	0	0	.	18
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	1	1	0.0	0	0	.	4	8	-50.0	0	0	.	5
Cochrane	3	5	-40.0	0	0	.	27	25	8.0	0	0	.	30
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	1	1	0.0	0	0	.	3	2	50.0	0	0	.	4
Total Rural Municipalities	**7**	**10**	**-30.0**	**0**	**0**	**.**	**50**	**56**	**-10.7**	**0**	**0**	**.**	**57**
Grand Total	**17**	**22**	**-22.73**	**2**	**4**	**-50**	**363**	**317**	**14.51**	**10**	**4**	**150**	**392**

Table 22 - Calgary Metropolitan Area
Complete and Unabsorbed Single Units by Month and House Type
Year to Date 2011

Month	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
January	22	19	15.8	2	3	-33.3	366	351	4.3	5	1	400.0	395
February	20	20	0.0	2	3	-33.3	338	359	-5.9	5	2	150.0	365
March	20	21	-4.8	2	3	-33.3	327	371	-11.9	5	2	150.0	354
April	21	21	0.0	3	3	0.0	352	399	-11.8	6	3	100.0	382
May	21	23	-8.7	3	3	0.0	350	407	-14.0	6	3	100.0	380
June	17	23	-26.1	3	3	0.0	355	333	6.6	9	3	200.0	384
July	17	22	-22.7	2	4	-50.0	363	317	14.5	10	4	150.0	392
August	0	24	.	0	4	.	0	315	.	0	4	.	0
September	0	25	.	0	3	.	0	331	.	0	4	.	0
October	0	25	.	0	3	.	0	332	.	0	6	.	0
November	0	26	.	0	3	.	0	384	.	0	9	.	0
December	0	24	.	0	2	.	0	375	.	0	6	.	0

Table 23 - Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type and Tenure
For the Month of: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	14	0	0	0	10	182	192	0	206
East	2	0	0	0	0	10	10	0	12
North	38	0	0	0	6	0	6	0	44
North East	6	0	0	0	0	0	0	0	6
North West	4	0	0	0	0	43	43	0	47
South	0	0	0	0	1	0	1	0	1
South East	17	0	0	0	11	0	11	0	28
South West	3	0	0	0	1	213	214	0	217
West	1	0	0	0	18	40	58	0	59
Total Calgary City	85	0	0	0	47	488	535	0	620
Airdrie	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	4	0	0	0	1	0	1	0	5
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	4	0	0	0	1	0	1	0	5
Grand Total	89	0	0	0	48	488	536	0	625

Table 24 - Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type and Tenure
Year to Date 2011

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	88	0	0	0	41	624	665	0	753
February	86	0	0	0	37	617	654	0	740
March	79	0	0	0	32	614	646	0	725
April	68	0	0	0	33	609	642	0	710
May	73	0	0	0	45	560	605	0	678
June	76	0	0	0	52	495	547	0	623
July	89	0	0	0	48	488	536	0	625
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0

Table 25 - Calgary Metropolitan Area
Single Units Unabsorbed by Zone and Months Since Completion
As of Month End: JULY 2011

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	0	0	1	3	0	1	0	0	0	0	0	0	0	5
East	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North	14	12	5	10	3	0	2	2	13	5	6	0	25	97
North East	7	4	7	3	0	0	0	1	0	3	0	0	18	43
North West	3	6	1	0	0	2	0	1	0	0	0	0	0	13
South	0	4	0	0	0	0	0	0	0	0	0	0	0	4
South East	5	4	4	16	1	5	7	2	1	0	0	2	57	104
South West	6	5	3	4	1	0	0	0	1	0	0	0	10	30
West	4	10	9	1	4	0	2	1	0	0	0	0	8	39
Total Calgary City	**39**	**45**	**30**	**37**	**9**	**8**	**11**	**7**	**15**	**8**	**6**	**2**	**118**	**335**
Airdrie	0	0	1	0	0	0	0	0	0	0	0	0	17	18
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0	0	0	0	5	5
Cochrane	6	5	0	1	1	0	3	0	0	0	0	0	14	30
Crossfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	1	0	0	2	0	0	0	0	0	0	0	0	1	4
Total Rural Municipalities	**7**	**5**	**1**	**3**	**1**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**37**	**57**
Grand Total	**46**	**50**	**31**	**40**	**10**	**8**	**14**	**7**	**15**	**8**	**6**	**2**	**155**	**392**

Table 26 - Calgary Metropolitan Area
Multiple Units Unabsorbed by Zone and Months Since Completion
As of Month End: JULY 2011

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	7	8	0	1	0	0	0	1	29	0	0	66	94	206
East	0	2	0	0	0	0	0	0	0	0	0	0	10	12
North	13	2	10	1	0	0	4	0	1	0	0	0	13	44
North East	6	0	0	0	0	0	0	0	0	0	0	0	0	6
North West	1	0	2	0	0	0	25	0	0	1	0	0	18	47
South	0	0	0	1	0	0	0	0	0	0	0	0	0	1
South East	2	6	2	0	2	0	0	5	0	0	0	0	11	28
South West	0	4	0	0	0	0	0	0	0	0	0	0	213	217
West	0	1	13	0	2	0	0	0	0	0	0	0	43	59
Total Calgary City	29	23	27	3	4	0	29	6	30	1	0	66	402	620
Airdrie	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cochrane	0	2	0	1	0	0	0	0	0	0	0	0	2	5
Crossfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	0	2	0	1	0	0	0	0	0	0	0	0	2	5
Grand Total	29	25	27	4	4	0	29	6	30	1	0	66	404	625

Table 27 - Calgary Metropolitan Area
Single-Detached Dwellings Unabsorbed by Zone and Price Range
For the Month of: JULY 2011

Area	Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	0	0	1	4	5
East	0	0	0	0	0	0	0
North	2	28	43	18	2	4	97
North East	0	14	20	9	0	0	43
North West	0	0	1	6	1	5	13
South	0	0	0	4	0	0	4
South East	2	41	33	9	7	12	104
South West	0	1	12	9	6	2	30
West	0	0	0	3	3	33	39
Total Calgary City	**4**	**84**	**109**	**58**	**20**	**60**	**335**
Airdrie	2	6	8	2	0	0	18
Beiseker	0	0	0	0	0	0	0
Chestermere	0	0	0	1	1	3	5
Cochrane	2	10	3	5	1	9	30
Crossfield	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0
MD Rockyview	0	0	1	2	0	1	4
Total Rural Municipalities	**4**	**16**	**12**	**10**	**2**	**13**	**57**
Grand Total	**8**	**100**	**121**	**68**	**22**	**73**	**392**

Table 28 - Calgary Metropolitan Area
Single-Detached Dwellings Unabsorbed by Month and Price Range
Year-to-Date 2011

Month	Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $699,999	$700,000 and Over	Total
January	7	96	125	75	28	64	395
February	6	85	118	63	28	65	365
March	5	86	111	60	25	67	354
April	7	95	117	68	25	70	382
May	9	96	117	68	24	66	380
June	6	96	114	72	26	70	384
July	8	100	121	68	22	73	392
August	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0

Table 29a - Calgary Metropolitan Area
Single-Detached Dwellings Absorbed by Zone and Price Range for the Month of: JULY 2011

Area	Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	1	1	4	15	21
East	0	0	0	0	0	0	0
North	0	17	36	6	6	2	67
North East	0	6	9	1	0	2	18
North West	0	0	1	0	0	1	2
South	0	0	0	0	0	0	0
South East	0	14	20	8	4	2	48
South West	0	0	16	14	1	3	34
West	0	0	0	2	6	18	26
Total Calgary City	**0**	**37**	**83**	**32**	**21**	**43**	**216**
Airdrie	0	17	20	2	1	3	43
Beiseker	0	0	0	0	0	0	0
Chestermere	1	1	2	3	0	0	7
Cochrane	0	6	8	1	0	0	15
Crossfield	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0
MD Rockyview	5	1	4	2	4	7	23
Total Rural Municipalities	**6**	**25**	**34**	**8**	**5**	**10**	**88**
Grand Total	**6**	**62**	**117**	**40**	**26**	**53**	**304**

Table 29b - Calgary Metropolitan Area
Single-Detached Dwellings Absorbed by Zone and Price Range: Year-to-Date 2011

Area	Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	1	1	4	12	14	119	151
East	0	0	3	5	0	1	9
North	5	90	190	87	34	18	424
North East	3	67	71	12	1	4	158
North West	2	4	3	3	2	14	28
South	1	1	10	3	5	0	20
South East	24	209	246	101	40	30	650
South West	0	5	63	62	8	19	157
West	4	2	6	15	41	106	174
Total Calgary City	**40**	**379**	**596**	**300**	**145**	**311**	**1771**
Airdrie	13	217	133	47	8	6	424
Beiseker	0	0	0	0	0	0	0
Chestermere	4	2	13	18	10	13	60
Cochrane	2	37	60	24	3	5	131
Crossfield	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0
MD Rockyview	21	20	22	17	19	48	147
Total Rural Municipalities	**40**	**276**	**228**	**106**	**40**	**72**	**762**
Grand Total	**80**	**655**	**824**	**406**	**185**	**383**	**2533**

Table 30a - Calgary Metropolitan Area
Absorbed Units by Zone and Type
For the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	21	14	50.0	31	173	-82.1	52	187	-72.2
East	0	3	-100.0	2	3	-33.3	2	6	-66.7
North	67	164	-59.2	18	20	-10.0	85	184	-53.8
North East	18	64	-71.9	0	0	.	18	64	-71.9
North West	2	14	-85.7	3	24	-87.5	5	38	-86.8
South	0	5	-100.0	0	0	.	0	5	-100.0
South East	48	75	-36.0	16	39	-59.0	64	114	-43.9
South West	34	34	0.0	8	1	700.0	42	35	20.0
West	26	27	-3.7	2	139	-98.6	28	166	-83.1
Total Calgary City	**216**	**400**	**-46.0**	**80**	**399**	**-80.0**	**296**	**799**	**-63.0**
Airdrie	43	125	-65.6	21	34	-38.2	64	159	-59.8
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	7	12	-41.7	0	4	-100.0	7	16	-56.3
Cochrane	15	56	-73.2	45	38	18.4	60	94	-36.2
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	23	36	-36.1	0	0	.	23	36	-36.1
Total Rural Municipalities	**88**	**229**	**-61.6**	**66**	**76**	**-13.2**	**154**	**305**	**-49.5**
Grand Total	**304**	**629**	**-51.67**	**146**	**475**	**-69.26**	**450**	**1104**	**-59.24**

Table 30a - Calgary Metropolitan Area
Absorbed Units by Zone and Type
For the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	
Centre	21	14	50.0	31	173	-82.1	52	187	-72.2
East	0	3	-100.0	2	3	-33.3	2	6	-66.7
North	67	164	-59.2	18	20	-10.0	85	184	-53.8
North East	18	64	-71.9	0	0	.	18	64	-71.9
North West	2	14	-85.7	3	24	-87.5	5	38	-86.8
South	0	5	-100.0	0	0	.	0	5	-100.0
South East	48	75	-36.0	16	39	-59.0	64	114	-43.9
South West	34	34	0.0	8	1	700.0	42	35	20.0
West	26	27	-3.7	2	139	-98.6	28	166	-83.1
Total Calgary City	**216**	**400**	**-46.0**	**80**	**399**	**-80.0**	**296**	**799**	**-63.0**
Airdrie	43	125	-65.6	21	34	-38.2	64	159	-59.8
Beiseker	0	0	.	0	0	.	0	0	
Chestermere	7	12	-41.7	0	4	-100.0	7	16	-56.3
Cochrane	15	56	-73.2	45	38	18.4	60	94	-36.2
Crossfield	0	0	.	0	0	.	0	0	
Irricana	0	0	.	0	0	.	0	0	
MD Rockyview	23	36	-36.1	0	0	.	23	36	-36.1
Total Rural Municipalities	**88**	**229**	**-61.6**	**66**	**76**	**-13.2**	**154**	**305**	**-49.5**
Grand Total	**304**	**629**	**-51.67**	**146**	**475**	**-69.26**	**450**	**1104**	**-59.24**

Table 31a - Calgary Metropolitan Area
Absorbed Single Units by Zone and House Type
For the Month of: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	21	14	50.0	0	0	.	21
East	0	0	.	0	0	.	0	3	-100.0	0	0	.	0
North	0	1	-100.0	2	0	.	65	163	-60.1	0	0	.	67
North East	0	2	-100.0	0	0	.	18	62	-71.0	0	0	.	18
North West	0	1	-100.0	0	0	.	2	13	-84.6	0	0	.	2
South	0	0	.	0	0	.	0	5	-100.0	0	0	.	0
South East	0	4	-100.0	0	0	.	48	71	-32.4	0	0	.	48
South West	3	1	200.0	0	0	.	31	33	-6.1	0	0	.	34
West	1	1	0.0	0	0	.	25	26	-3.9	0	0	.	26
Total Calgary City	**4**	**10**	**-60.0**	**2**	**0**	.	**210**	**390**	**-46.2**	**0**	**0**	.	**216**
Airdrie	1	11	-90.9	0	0	.	42	114	-63.2	0	0	.	43
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	1	1	0.0	0	0	.	6	11	-45.5	0	0	.	7
Cochrane	0	1	-100.0	0	0	.	15	55	-72.7	0	0	.	15
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	8	10	-20.0	0	0	.	15	25	-40.0	0	1	-100.0	23
Total Rural Municipalities	**10**	**23**	**-56.5**	**0**	**0**	.	**78**	**205**	**-62.0**	**0**	**1**	**-100.0**	**88**
Grand Total	**14**	**33**	**-57.58**	**2**	**0**	.	**288**	**595**	**-51.6**	**0**	**1**	**-100**	**304**

Table 31b - Calgary Metropolitan Area
Absorbed Single Units by Zone and House Type
Year to Date 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	5	0	.	0	0	.	140	115	21.7	6	5	20.0	151
East	0	0	.	0	0	.	9	14	-35.7	0	0	.	9
North	8	2	300.0	6	2	200.0	407	652	-37.6	3	1	200.0	424
North East	4	6	-33.3	1	12	-91.7	152	364	-58.2	1	0	.	158
North West	1	2	-50.0	0	0	.	27	85	-68.2	0	0	.	28
South	1	0	.	0	0	.	19	38	-50.0	0	0	.	20
South East	20	29	-31.0	0	3	-100.0	628	771	-18.6	2	0	.	650
South West	15	6	150.0	3	3	0.0	135	256	-47.3	4	0	.	157
West	14	6	133.3	1	1	0.0	149	221	-32.6	10	2	400.0	174
Total Calgary City	**68**	**51**	**33.3**	**11**	**21**	**-47.6**	**1666**	**2516**	**-33.8**	**26**	**8**	**225.0**	**1771**
Airdrie	17	25	-32.0	26	0	.	380	461	-17.6	1	1	0.0	424
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	9	2	350.0	3	0	.	48	53	-9.4	0	0	.	60
Cochrane	8	3	166.7	3	7	-57.1	120	172	-30.2	0	0	.	131
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	1	-100.0	0	0	.	0	0	.	0	0	.	0
MD Rockyview	66	34	94.1	2	1	100.0	79	89	-11.2	0	2	-100.0	147
Total Rural Municipalities	**100**	**65**	**53.9**	**34**	**8**	**325.0**	**627**	**775**	**-19.1**	**1**	**3**	**-66.7**	**762**
Grand Total	**168**	**116**	**44.83**	**45**	**29**	**55.17**	**2293**	**3291**	**-30.33**	**27**	**11**	**145.45**	**2533**

Table 32a - Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
For the Month of: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	24	0	0	0	0	7	7	0	31
East	2	0	0	0	0	0	0	0	2
North	12	0	0	0	6	0	6	0	18
North East	0	0	0	0	0	0	0	0	0
North West	3	0	0	0	0	0	0	0	3
South	0	0	0	0	0	0	0	0	0
South East	8	0	0	0	8	0	8	0	16
South West	0	0	0	0	0	8	8	0	8
West	0	0	0	0	2	0	2	0	2
Total Calgary City	**49**	**0**	**0**	**0**	**16**	**15**	**31**	**0**	**80**
Airdrie	2	0	0	0	19	0	19	0	21
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	43	43	0	45
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	**4**	**0**	**0**	**0**	**19**	**43**	**62**	**0**	**66**
Grand Total	**53**	**0**	**0**	**0**	**35**	**58**	**93**	**0**	**146**

Table 32b - Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
Year to Date 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	144	0	25	25	18	42	60	0	229
East	2	0	0	0	0	3	3	0	5
North	66	0	0	0	138	30	168	0	234
North East	2	0	5	5	23	0	23	0	30
North West	7	0	0	0	0	65	65	0	72
South	13	0	0	0	18	0	18	0	31
South East	91	0	0	0	142	0	142	0	233
South West	7	0	0	0	5	85	90	0	97
West	13	0	0	0	70	19	89	0	102
Total Calgary City	**345**	**0**	**30**	**30**	**414**	**244**	**658**	**0**	**1033**
Airdrie	16	0	0	0	98	0	98	0	114
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	20	0	20	0	20
Cochrane	28	0	0	0	41	75	116	0	144
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	16	0	0	0	6	0	6	0	22
Total Rural Municipalities	**60**	**0**	**0**	**0**	**165**	**75**	**240**	**0**	**300**
Grand Total	**405**	**0**	**30**	**30**	**579**	**319**	**898**	**0**	**1333**

Table 33a - Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: JULY 2011

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
Centre	.	.	.	.	1,016,087	936,500	.	.	1,016,087	936,500
East	.	.	.	.	.	.	.	.	.	.
North	.	.	526,930	526,930	464,673	439,572	.	.	466,532	439,572
North East	.	.	.	.	474,093	429,545	.	.	474,093	429,545
North West	.	.	.	.	750,487	750,487	.	.	750,487	750,487
South	.	.	.	.	.	.	.	.	.	.
South East	.	.	.	.	470,283	428,645	.	.	470,283	428,645
South West	631,868	561,556	.	.	545,887	501,900	.	.	553,474	503,950
West	1,350,000	1,350,000	.	.	1,075,243	840,000	.	.	1,085,810	847,000
Total Calgary City	**811,401**	**727,888**	**526,930**	**526,930**	**609,302**	**483,642**	.	.	**612,282**	**487,053**
Airdrie	435,100	435,100	.	.	450,352	428,950	.	.	449,997	429,900
Beiseker	.	.	.	.	.	.	.	.	.	.
Chestermere	497,400	497,400	.	.	443,346	501,714	.	.	451,068	498,960
Cochrane	.	.	.	.	421,720	436,200	.	.	421,720	436,200
Crossfield	.	.	.	.	.	.	.	.	.	.
Irricana	.	.	.	.	.	.	.	.	.	.
MD Rockyview	570,518	354,150	.	.	801,267	666,500	.	.	721,006	568,300
Total Rural Municipalities	**549,665**	**432,050**	.	.	**511,790**	**445,150**	.	.	**516,094**	**443,650**
Grand Total	**624,447**	**449,415**	**526,930**	**526,930**	**582,893**	**465,450**	.	.	**584,438**	**463,637**

Table 33b - Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: Year to Date 2011

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
Centre	1,561,377	963,250	.	.	1,136,635	851,500	1,725,648	1,400,000	1,176,771	870,000
East	.	.	.	.	530,956	510,000	.	.	530,956	510,000
North	440,524	425,403	509,573	534,000	479,096	456,960	586,456	599,900	479,108	455,332
North East	364,726	365,017	386,897	386,897	423,557	413,327	413,195	413,195	421,828	409,130
North West	650,000	650,000	.	.	743,861	737,329	.	.	739,633	684,000
South	485,930	485,930	.	.	508,353	494,900	.	.	507,173	489,900
South East	444,400	359,866	.	.	454,226	432,778	423,007	423,000	453,813	430,222
South West	505,154	483,140	656,672	515,517	573,986	508,620	587,854	554,952	568,139	510,529
West	1,339,933	1,206,518	623,477	623,477	876,286	762,178	572,351	608,700	891,704	760,075
Total Calgary City	**710,629**	**481,387**	**572,330**	**534,000**	**554,874**	**469,900**	**770,937**	**604,300**	**565,127**	**473,427**
Airdrie	476,391	430,500	422,997	434,600	399,235	376,100	295,000	295,000	404,231	389,800
Beiseker	.	.	.	.	.	.	.	.	.	.
Chestermere	663,665	725,500	735,333	652,500	575,010	562,000	.	.	599,993	568,500
Cochrane	454,781	407,000	410,195	444,900	454,241	437,600	.	.	452,652	435,723
Crossfield	.	.	.	.	.	.	.	.	.	.
Irricana	.	.	.	.	.	.	.	.	.	.
MD Rockyview	447,954	417,400	414,250	414,250	763,647	719,300	.	.	610,918	545,000
Total Rural Municipalities	**477,432**	**430,000**	**449,105**	**434,900**	**466,068**	**420,000**	**295,000**	**295,000**	**465,940**	**421,000**
Grand Total	**583,307**	**451,500**	**470,316**	**444,900**	**531,907**	**454,400**	**743,403**	**599,900**	**536,426**	**454,397**

Table 34a - Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type
For the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	8	2	300.0	8	14	-42.9	16	16	0.0
East	0	0	.	2	3	-33.3	2	3	-33.3
North	10	5	100.0	1	4	-75.0	11	9	22.2
North East	5	9	-44.4	0	0	.	5	9	-44.4
North West	0	2	-100.0	2	6	-66.7	2	8	-75.0
South	0	0	.	0	0	.	0	0	.
South East	3	4	-25.0	4	2	100.0	7	6	16.7
South West	6	6	0.0	8	0	.	14	6	133.3
West	6	0	.	2	2	0.0	8	2	300.0
Total Calgary City	**38**	**28**	**35.7**	**27**	**31**	**-12.9**	**65**	**59**	**10.2**
Airdrie	0	0	.	0	0	.	0	0	.
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	0	0	.	0	0	.	0	0	.
Cochrane	0	1	-100.0	0	0	.	0	1	-100.0
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	0	0	.	0	0	.	0	0	.
Total Rural Municipalities	**0**	**1**	**-100.0**	**0**	**0**	**.**	**0**	**1**	**-100.0**
Grand Total	**38**	**29**	**31.03**	**27**	**31**	**-12.9**	**65**	**60**	**8.33**

Table 34b - Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type
Year to Date 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	24	13	84.6	88	100	-12.0	112	113	-0.9
East	1	4	-75.0	5	34	-85.3	6	38	-84.2
North	74	39	89.7	37	22	68.2	111	61	82.0
North East	37	43	-14.0	2	13	-84.6	39	56	-30.4
North West	6	11	-45.5	22	46	-52.2	28	57	-50.9
South	7	2	250.0	5	0	.	12	2	500.0
South East	57	25	128.0	16	23	-30.4	73	48	52.1
South West	48	38	26.3	70	22	218.2	118	60	96.7
West	25	23	8.7	26	27	-3.7	51	50	2.0
Total Calgary City	**279**	**198**	**40.9**	**271**	**287**	**-5.6**	**550**	**485**	**13.4**
Airdrie	6	23	-73.9	1	8	-87.5	7	31	-77.4
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	1	1	0.0	0	5	-100.0	1	6	-83.3
Cochrane	10	2	400.0	10	8	25.0	20	10	100.0
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	1	0	.	0	0	.	1	0	.
Total Rural Municipalities	**18**	**26**	**-30.8**	**11**	**21**	**-47.6**	**29**	**47**	**-38.3**
Grand Total	**297**	**224**	**32.6**	**282**	**308**	**-8.4**	**579**	**532**	**8.8**

Table 35a - Calgary Metropolitan Area
Absorbed Single Units from Inventory by Zone and House Type
For the Month of: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	8	2	300.0	0	0	.	8
East	0	0	.	0	0	.	0	0	.	0	0	.	0
North	0	0	.	1	0	.	9	5	80.0	0	0	.	10
North East	0	0	.	0	0	.	5	9	-44.4	0	0	.	5
North West	0	1	-100.0	0	0	.	0	1	-100.0	0	0	.	0
South	0	0	.	0	0	.	0	0	.	0	0	.	0
South East	0	0	.	0	0	.	3	4	-25.0	0	0	.	3
South West	0	0	.	0	0	.	6	6	0.0	0	0	.	6
West	0	0	.	0	0	.	6	0	.	0	0	.	6
Total Calgary City	0	1	-100.0	1	0	.	37	27	37.0	0	0	.	38
Airdrie	0	0	.	0	0	.	0	0	.	0	0	.	0
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	0	.	0	0	.	0	0	.	0
Cochrane	0	0	.	0	0	.	0	1	-100.0	0	0	.	0
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	0	0	.	0	0	.	0	0	.	0	0	.	0
Total Rural Municipalities	0	0	.	0	0	.	0	1	-100.0	0	0	.	0
Grand Total	0	1	-100.0	1	0	.	37	28	32.1	0	0	.	38

Table 35b - Calgary Metropolitan Area
Absorbed Single Units from Inventory by Zone and House Type
Year to Date 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	23	13	76.9	1	0	.	24
East	0	0	.	0	0	.	1	4	-75.0	0	0	.	1
North	1	0	.	1	0	.	71	38	86.8	1	1	0.0	74
North East	1	0	.	1	1	0.0	35	42	-16.7	0	0	.	37
North West	0	1	-100.0	0	0	.	6	10	-40.0	0	0	.	6
South	0	0	.	0	0	.	7	2	250.0	0	0	.	7
South East	4	0	.	0	1	-100.0	53	24	120.8	0	0	.	57
South West	5	0	.	0	0	.	40	38	5.3	3	0	.	48
West	1	1	0.0	0	0	.	24	21	14.3	0	1	-100.0	25
Total Calgary City	12	2	500.0	2	2	0.0	260	192	35.4	5	2	150.0	279
Airdrie	1	1	0.0	0	0	.	5	22	-77.3	0	0	.	6
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	0	.	1	1	0.0	0	0	.	1
Cochrane	1	0	.	0	0	.	9	2	350.0	0	0	.	10
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	0	0	.	0	0	.	1	0	.	0	0	.	1
Total Rural Municipalities	2	1	100.0	0	0	.	16	25	-36.0	0	0	.	18
Grand Total	14	3	366.7	2	2	0.0	276	217	27.2	5	2	150.0	297

Table 36a - Calgary Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
For the Month of: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	6	0	0	0	0	2	2	0	8
East	2	0	0	0	0	0	0	0	2
North	1	0	0	0	0	0	0	0	1
North East	0	0	0	0	0	0	0	0	0
North West	2	0	0	0	0	0	0	0	2
South	0	0	0	0	0	0	0	0	0
South East	2	0	0	0	2	0	2	0	4
South West	0	0	0	0	0	8	8	0	8
West	0	0	0	0	2	0	2	0	2
Total Calgary City	13	0	0	0	4	10	14	0	27
Airdrie	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	0	0	0	0	0	0	0	0	0
Grand Total	13	0	0	0	4	10	14	0	27

Table 36b - Calgary Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
Year to Date 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	50	0	0	0	5	33	38	0	88
East	2	0	0	0	0	3	3	0	5
North	28	0	0	0	9	0	9	0	37
North East	2	0	0	0	0	0	0	0	2
North West	3	0	0	0	0	19	19	0	22
South	5	0	0	0	0	0	0	0	5
South East	9	0	0	0	7	0	7	0	16
South West	4	0	0	0	0	66	66	0	70
West	2	0	0	0	5	19	24	0	26
Total Calgary City	**105**	**0**	**0**	**0**	**26**	**140**	**166**	**0**	**271**
Airdrie	0	0	0	0	1	0	1	0	1
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	4	0	0	0	6	0	6	0	10
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	**4**	**0**	**0**	**0**	**7**	**0**	**7**	**0**	**11**
Grand Total	**109**	**0**	**0**	**0**	**33**	**140**	**173**	**0**	**282**

Table 37a - Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type
For the Month of: JULY 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	13	12	8.3	23	159	-85.5	36	171	-79.0
East	0	3	-100.0	0	0	.	0	3	-100.0
North	57	159	-64.2	17	16	6.3	74	175	-57.7
North East	13	55	-76.4	0	0	.	13	55	-76.4
North West	2	12	-83.3	1	18	-94.4	3	30	-90.0
South	0	5	-100.0	0	0	.	0	5	-100.0
South East	45	71	-36.6	12	37	-67.6	57	108	-47.2
South West	28	28	0.0	0	1	-100.0	28	29	-3.5
West	20	27	-25.9	0	137	-100.0	20	164	-87.8
Total Calgary City	**178**	**372**	**-52.2**	**53**	**368**	**-85.6**	**231**	**740**	**-68.8**
Airdrie	43	125	-65.6	21	34	-38.2	64	159	-59.8
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	7	12	-41.7	0	4	-100.0	7	16	-56.3
Cochrane	15	55	-72.7	45	38	18.4	60	93	-35.5
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	23	36	-36.1	0	0	.	23	36	-36.1
Total Rural Municipalities	**88**	**228**	**-61.4**	**66**	**76**	**-13.2**	**154**	**304**	**-49.3**
Grand Total	**266**	**600**	**-55.7**	**119**	**444**	**-73.2**	**385**	**1044**	**-63.1**

Table 37b - Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type
Year to Date 2011

Area	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	127	107	18.7	141	586	-75.9	268	693	-61.3
East	8	10	-20.0	0	128	-100.0	8	138	-94.2
North	350	618	-43.4	197	94	109.6	547	712	-23.2
North East	121	339	-64.3	28	28	0.0	149	367	-59.4
North West	22	76	-71.1	50	30	66.7	72	106	-32.1
South	13	36	-63.9	26	0	.	39	36	8.3
South East	593	778	-23.8	217	272	-20.2	810	1050	-22.9
South West	109	227	-52.0	20	351	-94.3	129	578	-77.7
West	149	207	-28.0	76	197	-61.4	225	404	-44.3
Total Calgary City	**1,492**	**2398**	**-37.8**	**755**	**1686**	**-55.2**	**2247**	**4084**	**-45.0**
Airdrie	418	464	-9.9	113	50	126.0	531	514	3.3
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	59	54	9.3	20	35	-42.9	79	89	-11.2
Cochrane	121	180	-32.8	134	159	-15.7	255	339	-24.8
Crossfield	0	0	.	0	2	-100.0	0	2	-100.0
Irricana	0	1	-100.0	0	0	.	0	1	-100.0
MD Rockyview	146	126	15.9	22	0	.	168	126	33.3
Total Rural Municipalities	**744**	**825**	**-9.8**	**289**	**246**	**17.5**	**1033**	**1071**	**-3.6**
Grand Total	**2236**	**3223**	**-30.6**	**1044**	**1932**	**-46.0**	**3280**	**5155**	**-36.4**

Table 38a - Calgary Metropolitan Area
Absorbed Single Units at Completion by Zone and House Type
For the Month of: JULY 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	13	12	8.3	0	0	.	13
East	0	0	.	0	0	.	0	3	-100.0	0	0	.	0
North	0	1	-100.0	1	0	.	56	158	-64.6	0	0	.	57
North East	0	2	-100.0	0	0	.	13	53	-75.5	0	0	.	13
North West	0	0	.	0	0	.	2	12	-83.3	0	0	.	2
South	0	0	.	0	0	.	0	5	-100.0	0	0	.	0
South East	0	4	-100.0	0	0	.	45	67	-32.8	0	0	.	45
South West	3	1	200.0	0	0	.	25	27	-7.4	0	0	.	28
West	1	1	0.0	0	0	.	19	26	-26.9	0	0	.	20
Total Calgary City	**4**	**9**	**-55.6**	**1**	**0**	**.**	**173**	**363**	**-52.3**	**0**	**0**	**.**	**178**
Airdrie	1	11	-90.9	0	0	.	42	114	-63.2	0	0	.	43
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	1	1	0.0	0	0	.	6	11	-45.5	0	0	.	7
Cochrane	0	1	-100.0	0	0	.	15	54	-72.2	0	0	.	15
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	8	10	-20.0	0	0	.	15	25	-40.0	0	1	-100.0	23
Total Rural Municipalities	**10**	**23**	**-56.5**	**0**	**0**	**.**	**78**	**204**	**-61.8**	**0**	**1**	**-100.0**	**88**
Grand Total	**14**	**32**	**-56.3**	**1**	**0**	**.**	**251**	**567**	**-55.7**	**0**	**1**	**-100.0**	**266**

Table 38b - Calgary Metropolitan Area
Absorbed Single Units at Completion by Zone and House Type
Year to Date 2011

Area	Bungalow			Split Level			Two-Story			Other			Total
	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011	2010	%chg	2011
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	5	0	.	0	0	.	117	102	14.7	5	5	0.0	127
East	0	0	.	0	0	.	8	10	-20.0	0	0	.	8
North	7	2	250.0	5	2	150.0	336	614	-45.3	2	0	.	350
North East	3	6	-50.0	0	11	-100.0	117	322	-63.7	1	0	.	121
North West	1	1	0.0	0	0	.	21	75	-72.0	0	0	.	22
South	1	0	.	0	0	.	12	36	-66.7	0	0	.	13
South East	16	29	-44.8	0	2	-100.0	575	747	-23.0	2	0	.	593
South West	10	6	66.7	3	3	0.0	95	218	-56.4	1	0	.	109
West	13	5	160.0	1	1	0.0	125	200	-37.5	10	1	900.0	149
Total Calgary City	**56**	**49**	**14.3**	**9**	**19**	**-52.6**	**1406**	**2324**	**-39.5**	**21**	**6**	**250.0**	**1492**
Airdrie	16	24	-33.3	26	0	.	375	439	-14.6	1	1	0.0	418
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	9	2	350.0	3	0	.	47	52	-9.6	0	0	.	59
Cochrane	7	3	133.3	3	7	-57.1	111	170	-34.7	0	0	.	121
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	1	-100.0	0	0	.	0	0	.	0	0	.	0
MD Rockyview	66	34	94.1	2	1	100.0	78	89	-12.4	0	2	-100.0	146
Total Rural Municipalities	**98**	**64**	**53.1**	**34**	**8**	**325.0**	**611**	**750**	**-18.5**	**1**	**3**	**-66.7**	**744**
Grand Total	**154**	**113**	**36.3**	**43**	**27**	**59.3**	**2017**	**3074**	**-34.4**	**22**	**9**	**144.4**	**2236**

Table 39a - Calgary Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
For the Month of: JULY 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	18	0	0	0	0	5	5	0	23
East	0	0	0	0	0	0	0	0	0
North	11	0	0	0	6	0	6	0	17
North East	0	0	0	0	0	0	0	0	0
North West	1	0	0	0	0	0	0	0	1
South	0	0	0	0	0	0	0	0	0
South East	6	0	0	0	6	0	6	0	12
South West	0	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0	0
Total Calgary City	**36**	**0**	**0**	**0**	**12**	**5**	**17**	**0**	**53**
Airdrie	2	0	0	0	19	0	19	0	21
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	43	43	0	45
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	**4**	**0**	**0**	**0**	**19**	**43**	**62**	**0**	**66**
Grand Total	**40**	**0**	**0**	**0**	**31**	**48**	**79**	**0**	**119**

Table 39b - Calgary Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
Year to Date 2011

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	94	0	25	25	13	9	22	0	141
East	0	0	0	0	0	0	0	0	0
North	38	0	0	0	129	30	159	0	197
North East	0	0	5	5	23	0	23	0	28
North West	4	0	0	0	0	46	46	0	50
South	8	0	0	0	18	0	18	0	26
South East	82	0	0	0	135	0	135	0	217
South West	3	0	0	0	5	12	17	0	20
West	11	0	0	0	65	0	65	0	76
Total Calgary City	**240**	**0**	**30**	**30**	**388**	**97**	**485**	**0**	**755**
Airdrie	16	0	0	0	97	0	97	0	113
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	20	0	20	0	20
Cochrane	24	0	0	0	35	75	110	0	134
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	16	0	0	0	6	0	6	0	22
Total Rural Municipalities	**56**	**0**	**0**	**0**	**158**	**75**	**233**	**0**	**289**
Grand Total	**296**	**0**	**30**	**30**	**546**	**172**	**718**	**0**	**1044**

Table 40 - Calgary Metropolitan Area
Percent Absorbed at Completion by Zone
For the Month of: JULY 2011

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	.	.	.
Centre	100.0	76.7	83.7
East	.	.	.
North	80.3	56.7	73.3
North East	65.0	0.0	50.0
North West	40.0	50.0	42.9
South	.	.	.
South East	90.0	85.7	89.1
South West	82.4	.	82.4
West	83.3	.	83.3
Total Calgary City	**82.0**	**64.6**	**77.3**
Airdrie	100.0	100.0	100.0
Beiseker	.	.	.
Chestermere	100.0	.	100.0
Cochrane	71.4	100.0	90.9
Crossfield	.	.	.
Irricana	.	.	.
MD Rockyview	95.8	.	95.8
Total Rural Municipalities	**92.6**	**100.0**	**95.7**
Grand Total	**85.3**	**80.4**	**83.7**

Table 41 - Alberta Centres of 10,000+ Population
Housing Starts for the Month of: JULY 2011

City	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Calgary	507	602	-15.78	151	564	-73.23	658	1166	-43.57
Edmonton	479	610	-21.48	555	339	63.72	1034	949	8.96
Grande Prairie	73	58	25.86	0	4	-100	73	62	17.74
Lethbridge	30	40	-25	10	14	-28.57	40	54	-25.93
Medicine Hat	14	22	-36.36	0	0	.	14	22	-36.36
Red Deer	34	26	30.77	46	16	187.5	80	42	90.48
Wood Buffalo	54	47	14.89	0	6	-100	54	53	1.89

Table 42 - Alberta Centres of 10,000+ Population
Housing Starts: Year-to-Date 2011

City	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Calgary	2857	3937	-27.43	1331	1846	-27.9	4188	5783	-27.58
Edmonton	2705	3799	-28.8	2380	2529	-5.89	5085	6328	-19.64
Grande Prairie	288	303	-4.95	16	6	166.67	304	309	-1.62
Lethbridge	264	324	-18.52	208	85	144.71	472	409	15.4
Medicine Hat	75	149	-49.66	10	20	-50	85	169	-49.7
Red Deer	192	243	-20.99	116	156	-25.64	308	399	-22.81
Wood Buffalo	257	259	-0.77	133	69	92.75	390	328	18.9

Table 43 - Alberta Centres of 10,000+ Population
Housing Completions for the Month of: JULY 2011

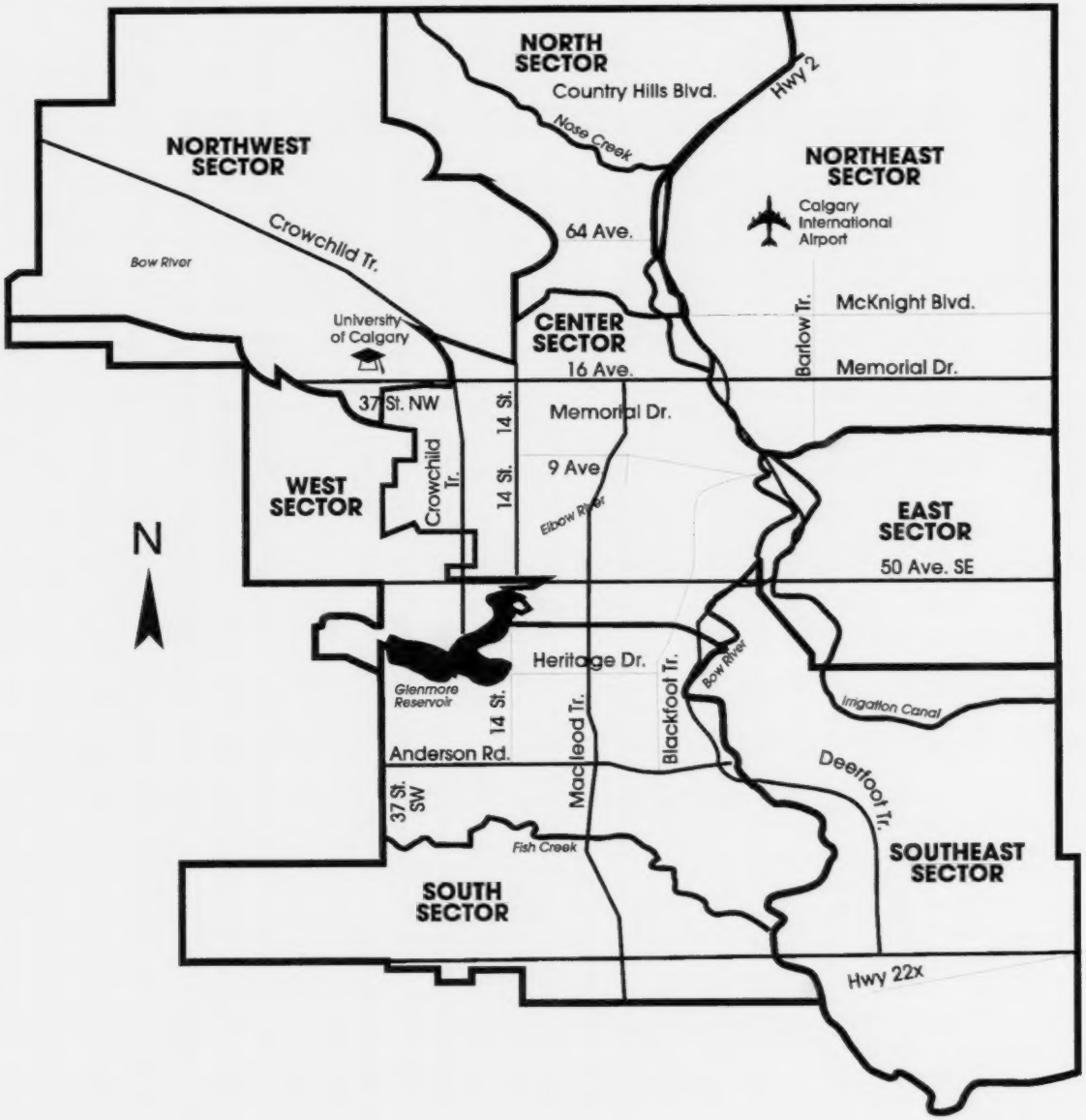
City	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Calgary	312	614	-49.19	148	791	-81.29	460	1405	-67.26
Edmonton	420	479	-12.32	346	350	-1.14	766	829	-7.6
Grande Prairie	60	39	53.85	8	0	.	68	39	74.36
Lethbridge	58	31	87.1	2	6	-66.67	60	37	62.16
Medicine Hat	11	24	-54.17	8	30	-73.33	19	54	-64.81
Red Deer	32	47	-31.91	13	46	-71.74	45	93	-51.61
Wood Buffalo	74	93	-20.43	144	22	554.55	218	115	89.57

Table 44 - Alberta Centres of 10,000+ Population
Housing Completions: Year-to-Date 2011

City	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Calgary	2518	3402	-25.98	1329	2753	-51.73	3847	6155	-37.5
Edmonton	3222	2711	18.85	1941	2347	-17.3	5163	5058	2.08
Grande Prairie	314	355	-11.55	103	112	-8.04	417	467	-10.71
Lethbridge	263	293	-10.24	276	128	115.63	539	421	28.03
Medicine Hat	93	114	-18.42	64	60	6.67	157	174	-9.77
Red Deer	177	229	-22.71	118	129	-8.53	295	358	-17.6
Wood Buffalo	390	337	15.73	663	359	84.68	1053	696	51.29

Table 45 - Alberta Centres of 10,000+ Population
Housing Under Construction for the Month of: JULY 2011

City	Singles 2011	Singles 2010	% Change 2011 to 2010	Multiples 2011	Multiples 2010	% Change 2011 to 2010	Total 2011	Total 2010	% Change 2011 to 2010
Calgary	2776	3562	-22.07	4565	4994	-8.59	7341	8556	-14.2
Edmonton	3168	4139	-23.46	5538	4977	11.27	8706	9116	-4.5
Grande Prairie	328	334	-1.8	20	117	-82.91	348	451	-22.84
Lethbridge	403	505	-20.2	234	234	0	637	739	-13.8
Medicine Hat	77	119	-35.29	60	75	-20	137	194	-29.38
Red Deer	156	233	-33.05	180	334	-46.11	336	567	-40.74
Wood Buffalo	243	301	-19.27	273	886	-69.19	516	1187	-56.53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Country Hills Blvd.
Hwy 2
Nose Creek
NORTHWEST SECTOR
NORTHEAST SECTOR
Calgary International Airport
Crowchild Tr.
64 Ave.
Bow River
McKnight Blvd.
Barlow Tr.
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CENTER SECTOR
16 Ave.
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14 St.
Memorial Dr.
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14 St.
9 Ave
WEST SECTOR
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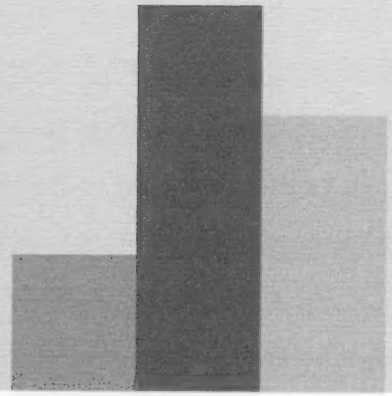

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